

An
Coimisiún
Pleanála

Direction
CD-021744-26
ABP-320328-24

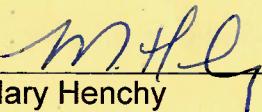
The submissions on this file and the Inspector's report were considered at a meeting held on 13/01/2026.

The Commission decided to refuse permission for the following reasons and considerations.

Planning

Commissioner:

Date: 16/01/2026



Mary Henchy

DRAFT WORDING FOR ORDER

Reasons and Considerations

The design, scale and disposition of the proposed new structure would be contrary to Kildare County Development Plan 2023-2029 specifically policy AHP6, to protect and maintain architectural heritage and, objective AH034 that encourages high quality design. The existing structure on site, while not a protected structure, is listed on the National Architectural Inventory of Ireland and is a building of architectural merit, the design of the new structure is considered to detract from the existing structures presence on the streetscape by way of its discordant design, and its relationship with the rear of the existing structure. The proposed development would,

therefore, not accord with the proper planning and sustainable development of the area.

The Commission also concluded that the following matters required further consideration:

- (a) The proposed changes to the roof structure of the existing house were not clearly detailed particularly the position of the new chimney, with the conservation report (submitted with the application) differing to the elevational drawings submitted.
- (b) The amendments made at further information stage appear to have altered the nature of the duplex units to that more akin to an own door house, the implications of this for private open space require re-evaluation.
- (c) The open space retained to serve the existing house lacks amenity due to the proximity of the new development.
- (d) The provision of public open space having regard to both Section 15.6.6 of the Development Plan and the Sustainable and Compact settlements, Guidelines for Planning Authorities.

As these are new issues the Commission may have required further information regarding these matters but due to the substantial reason for refusal the Commission considered in this instance it is not appropriate to do so.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission concurred with the Inspector that the development of this site is appropriate and that it has capacity for additional residential units, and that due to the limited size of the site, the brown field nature, and the zoning of the site the relaxation of standards (as provided for in Guidelines) may on balance be appropriate subject to the proposed development achieving the objectives of the Development Plan. The Commission concurred with both the Planning Authority and the Inspector on the matter of sight lines and parking.

However, the Commission did not concur with the Inspector that the design of the proposed new structure was acceptable or that it would be screened from view from the public realm by the existing building to the front of the site. The Commission considered the design of the proposed building lacked architectural merit and determined that as proposed would detract from the character of the wider setting. The Commission having reviewed the file including the CGI's and drawings, did not consider that they demonstrated that the building would be screened by the existing building to the front from the streetscape. The Commission therefore concurred with the third parties that the development as proposed would detract from the character of the village.